

AN ORDINANCE 2006-05-04-0542

DECLARING THAT THE SAN ANTONIO WATER SYSTEM'S AFTON OAKS 12" SANITARY SEWER FORCE MAIN PROJECT (THE "PROJECT") IS A NECESSARY PUBLIC PROJECT; DECLARING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF EASEMENTS ACROSS, OVER, UPON AND UNDER PRIVATELY OWNED PROPERTIES DESCRIBED BELOW (THE "PROPERTIES") WHICH ARE LOCATED IN BEXAR COUNTY, TEXAS, FOR USE AS PART OF THE PROJECT; AUTHORIZING ACQUISITION OF THE PROPERTIES AND ALL OTHER ACTIONS NECESSARY OR INCIDENTAL TO ACQUIRE THE PROPERTIES; AUTHORIZING CONDEMNATION PROCEEDINGS, IF NECESSARY, THROUGH CONCLUSION (INCLUDING FINAL JUDGMENT AND ALL NECESSARY APPEALS) FOR THE FOLLOWING PROPERTIES:

PARCELS	SQUARE FEET- EASEMENTS PERMANENT (P) AND TEMPORARY (T)	LEGAL DESCRIPTION NEW CITY BLOCK
P06-041P	7,129 square feet	Out of Lot 3, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1A
P06-041T	7,319 square feet	Out of Lot 3, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1A
P06-039P	2,160 square feet	Out of the remaining portion of Lot 1, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1
P06-039T	2,112 square feet	Out of the remaining portion of Lot 1, Blk 1, NCB 17231 Afton Oaks Subdivision Unit 1
P06-038P	4,301 square feet	Out of 6.650 acres, NCB 17229
P06-038T	4,349 square feet	Out of 6.650 acres, NCB 17229

AND ANY OTHER PARCEL, TEMPORARY OR PERMANENT EASEMENT INTEREST REQUIRED FOR THE PROJECT THAT MAY DEVELOP FOR THE PROPOSED ALIGNMENT OF THE PROJECT INCLUSIVELY; AND RATIFYING ALL PRIOR ACTS TO ACQUIRE THE PROPERTIES.

* * * * *

WHEREAS, the public health, safety and best interest of the City of San Antonio and its citizens require the continued construction, operation and maintenance of potable water, recycled water and sewer facilities for the community; and

WHEREAS, it is necessary to construct, operate, and maintain such facility(s) known as Afton

Oaks 12" Sanitary Sewer Force Main Project (the "Project"); and

WHEREAS, the Afton Oaks 12" Sanitary Sewer Force Main Project is on property that is privately owned (the "Properties"); and

WHEREAS, the City of San Antonio acting by and through representatives of the San Antonio Water System ("SAWS") have been unable to acquire the necessary permanent and temporary easements across, over, upon and under the Properties; and

WHEREAS, the San Antonio Water System Board of Trustees ("Board") found, pursuant to Board Resolution No. 06-122 that the acquisition of such Properties is necessary for the public health, safety, and best interests of the citizens of the City of San Antonio and the surrounding region; and

WHEREAS, the Board requested, pursuant to Board Resolution No. 06-122, that the City of San Antonio City Council adopt an ordinance declaring a public necessity for the acquisition of such Properties through the filing of lawsuits when deemed necessary to gain access for the purpose of surveying, appraising, testing and acquisition through the exercise of its eminent domain authority; and

WHEREAS, the Board further requested, pursuant to Board Resolution No. 06-122, that the San Antonio City Council authorize SAWS to undertake such proceedings; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. It is hereby declared that the San Antonio Water System's Afton Oaks 12" Sanitary Sewer Force Main Project is a necessary public project.

SECTION 2. It is further declared that a public necessity exists for the acquisition of permanent and temporary easements across, over, upon and under the Properties described herein, by negotiation and/or condemnation if necessary for public improvements for use as part of the Project. The Properties are more particularly described in **Attachment I**, which is attached hereto and incorporated herein, and any other parcel or temporary or permanent easement interests required for the Project that may develop along the alignment of the Project.

SECTION 3. The San Antonio Water System, its employees, agents, and/or their authorized independent negotiators are hereby authorized to negotiate and execute all sales, any other agreements, easements and other necessary documents with the owners of the Properties and to take all other lawful actions necessary or incidental to survey, specify, clarify, define and acquire the Properties.

SECTION 4. That San Antonio Water System's General Counsel is hereby authorized to file condemnation proceedings, if necessary, and prosecute all such condemnation proceedings through conclusion (including final judgment and all necessary appeals) for the condemnation of the land rights and permanent and temporary easements across, over, upon and under such private Properties.

SECTION 5. All prior acts and proceedings done or initiated by attorneys, agents and employees of and/or acting for the San Antonio Water System to acquire such permanent and temporary easements across, over, upon and under such Properties are hereby approved, ratified and declared valid.

SECTION 6. The conveyance of all such Properties shall be to the City of San Antonio for the use and benefit of the San Antonio Water System.

SECTION 7. If any part, section, paragraph, sentence, phrase or word of this ordinance is, for any reason, held to be unconstitutional, illegal, inoperative or invalid, or if any exception to or limitation upon any general provision herein contained is held to be unconstitutional, illegal, invalid or ineffective, the remainder of this ordinance shall nevertheless stand effective and valid as if it had been enacted without the portion held to be unconstitutional, illegal, invalid or ineffective.

SECTION 8. An emergency hereby exists and upon the affirmative vote of at least eight members of the City Council, this Ordinance shall become effective immediately upon passage; otherwise to become effective upon the expiration of ten days from the date of passage.

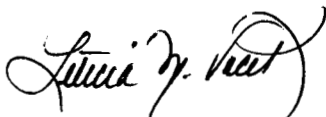
PASSED AND APPROVED this 4th day of May, 2006.



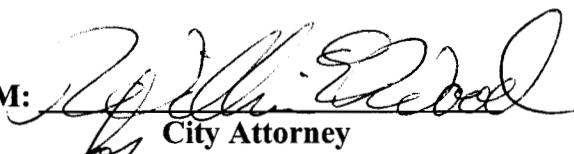
M A Y O R

PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

ATTACHMENT I

To
Ordinance No. 2006-05-04-

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL No. P06-041P
SAWS JOB: 06-3501

A metes and bounds description of a 7,129 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of Lot 3, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:

Beginning at the northeast corner of the herein described tract, said corner also being a point along the north line of said Lot 3, Block 1, and along the south line of Lot 1, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records, said corner bears S 79° 02' 28" W, 75.28 feet, from the northeast corner of Lot 3, Block 1:

Thence along the east line of the herein described tract as follows:
S 09° 35' 34" W, 159.78 feet,
S 15° 29' 49" W, 380.39 feet, and
S 71° 59' 55" W, 182.21 feet, to the most southerly corner of the herein described tract;

Thence N 01° 17' 29" E, 10.59 feet, to a southwest corner of the herein described tract, said corner being along an east line of an existing Ingress and Egress Easement;

Thence along the west line of the herein described tract and along the east line of an existing 16 foot Sanitary Sewer Easement as follows:
N 71° 59' 55" E, 173.34 feet,
N 15° 29' 49" E, 374.50 feet, and
N 09° 35' 34" E, 155.52 feet, to the northwest corner of the herein described tract;

Thence N 79° 02' 28" E, 10.68 feet, to the point of beginning containing 7,129 sq. ft. tract of land.

Paul A. Wilkinson, R.P.L.S.

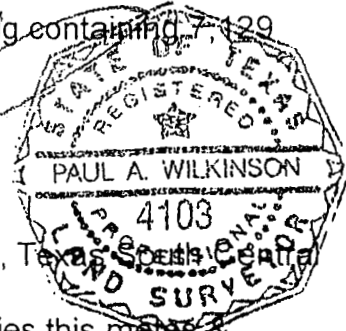
Project: S-4931

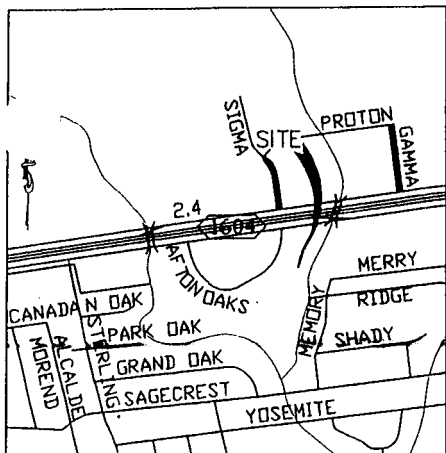
All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.

S:\S-4931(AFTON-OAKS)\TEXT\Perm Esmt 2C.doc





LOCATION MAP
N.T.S.

REMAINING PORTION OF
LOT 1, BLOCK 1,
AFTON OAKS UNIT 1
VOL. 9510 PG. 9

N.C.B. 17231

LOT 3, BLOCK 1,
AFTON OAKS SUBDIVISION
UNIT 1A
VOL. 9514 PG. 189

N.C.B. 17231

16' SANITARY SEWER
EASEMENT
VOL. 9514 PG. 189

20' INGRESS-EGRESS
EASEMENT
VOL. 9514 PG. 189

20' INGRESS-EGRESS
& SANITARY SEWER
EASEMENT
VOL. 9514 PG. 189

LIFT STATION

10' SANITARY SEWER EASEMENT

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL: P06-041P
JOB NO: 06-3501

BEARING SOURCE:
NAD83 STATE PLANE COORDINATES,
TEXAS SOUTH CENTRAL ZONE

LEGEND:

⊕ = FOUND IRON PIN
○ = TREE

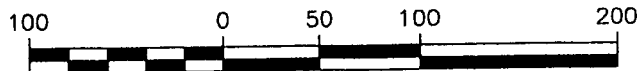
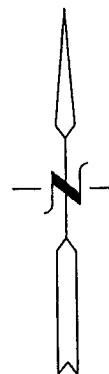
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.68	N79°02'28"E
L2	159.78	S09°35'34"W
L3	380.39	S15°29'49"W
L4	182.21	S71°59'55"W
L5	10.59	N01°17'29"E
L6	173.34	N71°59'55"E
L7	374.50	N15°29'49"E
L8	155.52	N09°35'34"E

PROPERTY LINE

HOLLYWOOD PARK
UNIT 9
VOL. 6700 PG. 109

N.C.B. 5979J

DRAINAGE EASEMENT
VOL. 9514 PG. 189

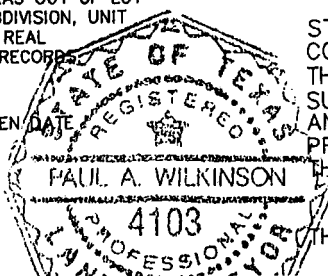


Scale: 1" = 100'

PLAT SHOWING:

BEING 7,129 SQ. FT. TRACT OF LAND SITUATED IN THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF LOT
3 BLOCK 1, N.C.B. 17231, AFTON OAKS SUBDIVISION, UNIT
AS RECORDED IN VOLUME 9514, PAGE 189, REAL
PROPERTY RECORDS, BEXAR COUNTY PLAT RECORDS

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY PLAT.



STATE OF TEXAS
COUNTY OF BEXAR
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE
PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

THIS 5TH DAY OF APRIL 2006 A.D.

SEWER EASEMENT/SEWAGE TREATMENT PLANT DWG. 4/6/2006 1:48:53 PM

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL No. P06-041T
SAWS JOB: 06-3501

A metes and bounds description of a 7,319 q. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of Lot 3, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:

Beginning at the northeast corner of the herein described tract, said point also being a point along the north line of said Lot 3, Block 1, and along the south line of Lot 1, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records, said point bearing S 79° 02' 28" W, 75.27 feet, from the northeast corner of Lot 3, Block 1:

Thence along the east line of the herein described tract as follows:

S 09° 35' 34" W, 164.05 feet,

S 15° 29' 49" W, 386.28 feet, and

S 71° 59' 55" W, 191.09 feet, to the most southerly corner of the herein described tract;

Thence N 01° 17' 29" E 10.59 feet, to a west corner of the herein described tract;

Thence along the west line of the herein described tract as follows:

N 71° 59' 55" E, 182.21 feet,

N 15° 29' 49" E, 380.39 feet, and

N 09° 35' 34" E, 159.78 feet, to the northwest corner of the herein described tract;

Thence N 79° 02' 28" E 10.68 feet, along the north line of the herein described tract to the point of beginning containing 7,319 sq. ft. of land,

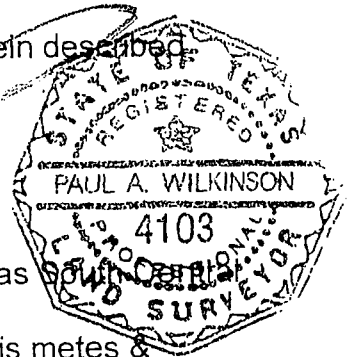
Paul A. Wilkinson, R.P.L.S.

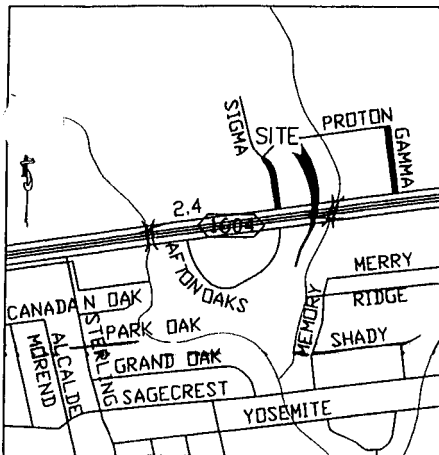
Project: S-4931

All bearings are based on NAD 83 State Plane Coordinates, Texas
Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.
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LOCATION MAP
N.T.S.

REMAINING PORTION OF
LOT 1, BLOCK 1,
AFTON OAKS UNIT 1
VOL. 9510 PG. 9

N.C.B. 17231

LOT 3, BLOCK 1,
AFTON OAKS SUBDIVISION
UNIT 1A
VOL. 9514 PG. 189

N.C.B. 17231

16' SANITARY SEWER
EASEMENT
VOL. 9514 PG. 189

20' INGRESS-EGRESS
EASEMENT
VOL. 9514 PG. 189

20' INGRESS-EGRESS
& SANITARY SEWER
EASEMENT
VOL. 9514 PG. 189

LIFT STATION

TEMPORARY CONSTRUCTION EASEMENT

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL: P06-041T
JOB NO: 06-3501

BEARING SOURCE:
NAD83 STATE PLANE COORDINATES,
TEXAS SOUTH CENTRAL ZONE

LEGEND:
⊙ = FOUND IRON PIN
○ = TREE

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.68	N79°02'28"E
L2	164.05	S09°35'34"W
L3	386.28	S15°29'49"W
L4	191.09	S71°59'55"W
L5	10.59	N01°17'29"E
L6	182.21	N71°59'55"E
L7	380.39	N15°29'49"E
L8	159.78	N09°35'34"E

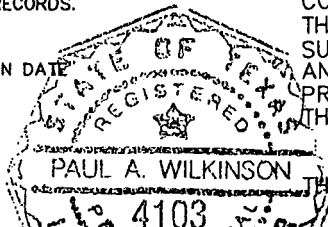
HOLLYWOOD PARK
UNIT 9
VOL. 6700 PG. 109
N.C.B. 5979J



PLAT SHOWING:

BEING 7,319 SQ. FT. TRACT OF LAND SITUATED IN THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF LOT
3 BLOCK 1, N.C.B. 17231, AFTON OAKS SUBDIVISION, UNIT
AS RECORDED IN VOLUME 9514, PAGE 189, REAL
PROPERTY RECORDS, BEXAR COUNTY PLAT RECORDS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY PLAT.



STATE OF TEXAS
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THIS 5TH OF APRIL, 2006 A.D.

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL No. P06-039P
SAWS JOB: 06-3501

A metes and bounds description of a 2,160 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of a remaining portion of Lot 1, Block 1, N.C.B. 17231, ~~Afton Oaks Subdivision Unit 1~~ as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:

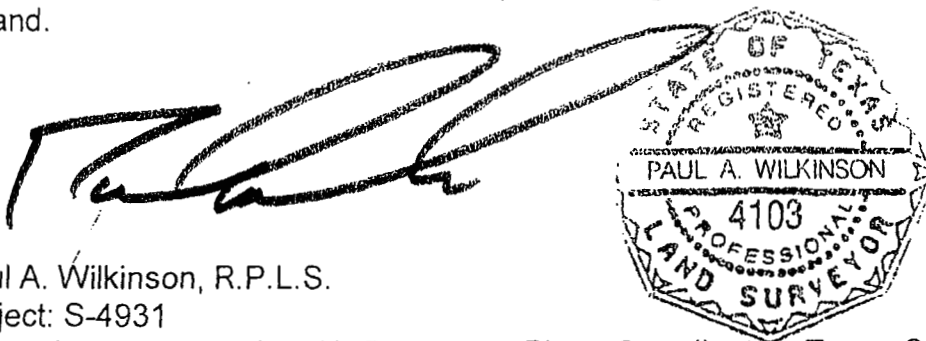
Beginning at the northeast corner of the herein described tract, said corner also being a point along the north line of said Lot 1, Block 1, and along the south line of the Maribal Properties, Inc. 6.650 acres as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records, said corner being N 74° 33' 07" W, 80.76 feet, from the northeast corner of Lot 1, Block 1;

Thence S 09° 35' 34" W, 213.62 feet, along the west line of the herein described tract to the southeast corner of the herein described tract, said corner being a point along the south line of Lot 1, Block 1, and along the north line of Lot 3, Block 1, Afton Oaks Unit 1A, as recorded in Volume 9514, Page 189, of the Bexar County Plat Records;

Thence S 79° 02' 28" W 10.68 feet, along said south line of the herein described tract, along the south line of Lot 1, Block 1, and said north line of Lot 3, Block 1, to the southwest corner of the herein described tract;

Thence N 09° 35' 34" E, 218.40 feet, along the west line of the herein described tract and along the east line of an existing 16 foot Sanitary Sewer Easement to the northwest corner of the herein described tract;

Thence S 74° 33' 07" W, 10.05 feet, to point of beginning containing 2,160 sq. ft. of land.



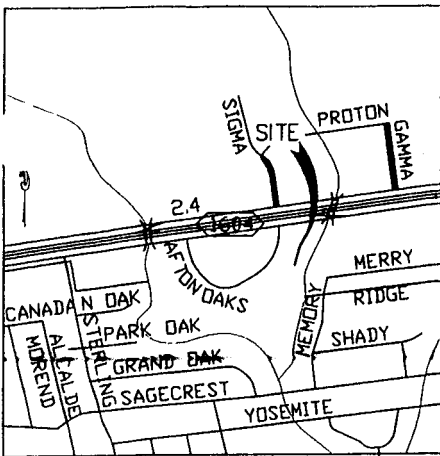
Paul A. Wilkinson, R.P.L.S.

Project: S-4931

All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

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LOCATION MAP
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.05	S74°33'07"E
L2	213.62	S09°35'34"W
L3	10.68	S79°02'28"W
L4	218.40	N09°35'34"E

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL: P06-039P
JOB NO: 06-3501

BEARING SOURCE:
NAD83 STATE PLANE COORDINATES,
TEXAS SOUTH CENTRAL ZONE

MARIBAL PROPERTIES, INC.
6.650 ACRES
VOLUME 1159 PAGE 1035
R.P.R

LEGEND:
● = FOUND IRON PIN
○ = TREE

REMAINING PORTION OF
LOT 1, BLOCK 1,
AFTON OAKS UNIT 1
VOL. 9514 PG. 189

N.C.B. 17231

16' SANITARY SEWER
EASEMENT
VOL. 9514 PG. 189

LOT 3, BLOCK 1,
AFTON OAKS SUBDIVISION
UNIT 1A
VOL. 9514 PG. 189

N.C.B. 17231

N.C.B. 17229

36.20' DRAINAGE EASEMENT
VOL. 9514 PG. 189

16' SANITARY SEWER EASEMENT
VOL. 9514 PG. 189

P.O.B.
N74°33'07"W
80.76'

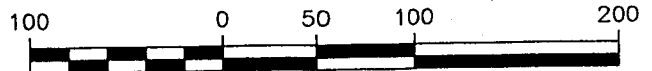
HOLLYWOOD PARK
UNIT 9-B
VOL. 9503 PG. 115

N.C.B. 15703

16' SANITARY SEWER
EASEMENT
VOL. 9503 PG. 115

HOLLYWOOD PARK
UNIT 9
VOL. 6700 PG. 109

N.C.B. 5979J



10' SANITARY SEWER EASMENT

PLAT SHOWING:

BEING 2,160 SQ. FT. TRACT OF LAND SITUATED IN THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF
REMAINING PORTION OF LOT 1, BLOCK 1, N.C.B. 17231,
AFTON OAKS SUBDIVISION UNIT 1, AS RECORDED IN
VOLUME 9514, PAGE 189, OF THE BEXAR COUNTY REAL
PROPERTY RECORDS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY PLAT.

STATE OF TEXAS
COUNTY OF BEXAR
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE
PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

PAUL A. WILKINSON
REGISTERED PROFESSIONAL LAND SURVEYOR
4103

5TH DAY OF APRIL, 2006 A.D.

AFTON-OAKS-DWG-PROP-SEWER EASEMENT EASEMENT04a.dwg, 4/6/2006 1:48:08 PM

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL No. P06-039T
SAWS JOB: 06-3501

A metes and bounds description of a 2,112 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of a remaining portion of Lot 1, Block 1, N.C.B. 17231, Afton Oaks Subdivision as recorded in Volume 9514, Page 189, of the Bexar County Real Plat Records:

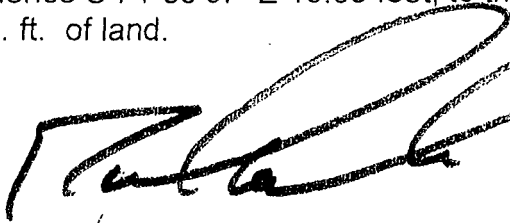
Beginning at the northeast corner of the herein described tract, said point also being a point along the north line of said Lot 1, Block 1, and a point along the south line of the Maribal Properties, Inc. 6.650 acres as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records, said point being N 74° 33' 07" w, 70.70 feet, from the northeast corner of Lot 1, Block 1:

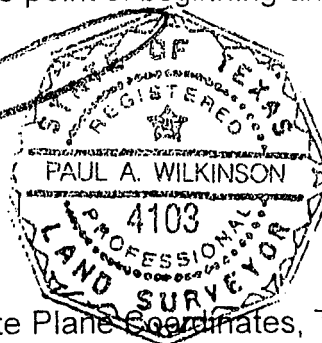
Thence S 09° 35' 34" W, 208.85 feet, along the east line of the herein described tract to the southeast corner of the herein described tract, said corner being a point along the south line of Lot 1, Block 1 and a point along the north line of Lot 3, Block 1, Afton Oaks Unit 1A as recorded in Volume 9514, Page 189, of the Bexar County Plat Records;

Thence S 79° 02' 28" W, 10.68 feet, along said south line of the herein described tract, along the south line of Lot 1, Block 1, and along the north line of Lot 3, Block 1, to the southwest corner of the herein described tract;

Thence N 09° 35' 34" E, 213.62 feet, along the east line of the herein described tract to the northwest corner of the herein described tract;

Thence S 74°33'07" E 10.05 feet, to the point of beginning and containing 2,112 sq. ft. of land.

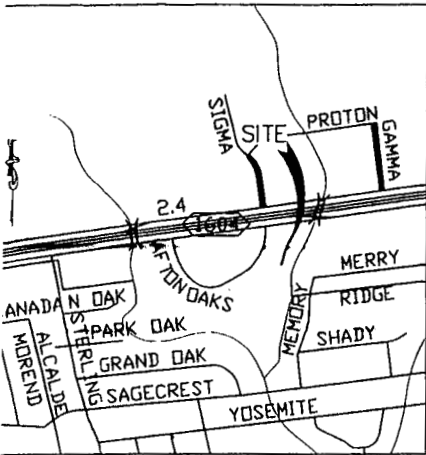

Paul A. Wilkinson, R.P.L.S.
Project: S-4931



All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

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LINE TABLE		
LINE	LENGTH	BEARING
L1	10.05	S74°33'07"E
L2	208.85	S09°35'34"W
L3	10.68	S79°02'28"W
L4	213.62	N09°35'34"E

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL: P06-039T
JOB NO: 06-3501

BEARING SOURCE:
NAD83 STATE PLANE COORDINATES,
TEXAS SOUTH CENTRAL ZONE

MARIBAL PROPERTIES, INC.
6.650 ACRES
VOLUME 1159 PAGE 1035
R.P.R

LEGEND:
● = FOUND IRON PIN
○ = TREE

N.C.B. 17229

REMAINING PORTION OF
LOT 1, BLOCK 1,
AFTON OAKS UNIT 1
VOL. 9514 PG. 189

N.C.B. 17231

16' SANITARY SEWER
EASEMENT
VOL. 9514 PG. 189

LOT 3, BLOCK 1,
AFTON OAKS SUBDIVISION
UNIT 1A
VOL. 9514 PG. 189

N.C.B. 17231

25

HOLLYWOOD PARK
UNIT 9-B
VOL. 9503 PG. 115

N.C.B. 15703

24

16' SANITARY SEWER
EASEMENT
VOL. 9503 PG. 115

8

HOLLYWOOD PARK
UNIT 9
VOL. 6700 PG. 109

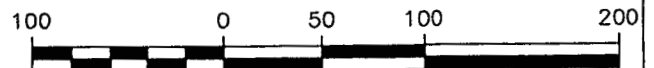
N.C.B. 5979J

7

DRAINAGE EASEMENT
VOL. 9514 PG. 189

PROPERTY LINE

TEMPORARY CONSTRUCTION EASEMENT



Scale: 1" = 100'

PLAT SHOWING:

BEING 2,112 SQ. FT. TRACT OF LAND SITUATED IN THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A
REMAINING PORTION OF LOT 1, BLOCK 1, N.C.B. 17231,
AFTON OAKS SUBDIVISION UNIT 1, AS RECORDED IN
VOLUME 9514, PAGE 189, OF THE BEXAR COUNTY REAL
PROPERTY RECORDS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS SURVEY PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE
PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL NO.: P06-038P
SAWS JOB: 06-3501

A metes and bounds description of a 4,301 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of the Maribal Properties, Inc. 6.650 acres of land as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records:

Beginning at the northwest corner of the herein described tract, said corner also being a point along the north line of the 6.650 acre tract and a point along the south right-of-way line of Loop 1604 and being N 83° 03' 22" E, 324.59 feet; S 70° 25' 29" E, 44.79 feet, and N 83° 03' 22" E, 3.92 feet, from an iron pin found for the point of intersection of the south right-of-way of Loop 1604 and the east right-of-way of Afton Oaks Blvd.;

Thence N 83° 03' 22" E, 12.04 feet, along the north line of the herein described tract, along the south right-of-way of Loop 1604 and along the north line of said 6.650 acre tract to the northeast corner of the herein described tract;

Thence along the east line of the herein described tract as follows:

S 26° 55' 26" W, 92.74 feet,

S 29° 12' 52" W, 188.22 feet,

S 16° 41' 03" W, 150.29 feet, and

S 09° 35' 34" W, 1.25 feet, to the southeast corner of the herein described tract, said corner also being a point along the south line of the above mentioned 6.650 acre tract and a point along the north line of a remaining portion of Lot 1, Block 1, Afton Oaks, Unit 1, as recorded in Volume 9510, Page 9, of the Bexar County Plat Records;

Thence N 74° 33' 07" W, 10.05 feet, along the south line of the herein described tract, along the south line of the 6.650 acre tract and along the north line of Lot 1, Block 1, to the southwest corner of the herein described tract;

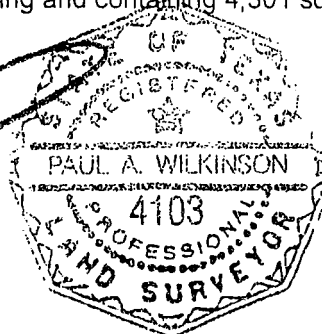
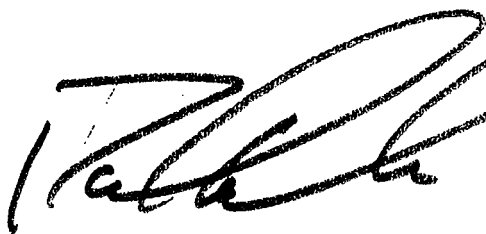
Thence along the west line of the herein described tract and along the east line of an existing 16 foot sanitary sewer easement as follows:

N 09° 35' 34" E, 0.84 feet,

N 16° 41' 03" E, 152.01 feet,

N 29° 12' 52" E, 189.12 feet, and

N 26° 55' 26" E, 85.83 feet, to the point of beginning and containing 4,301 sq. ft. of land.



Paul A. Wilkinson, R.P.L.S.

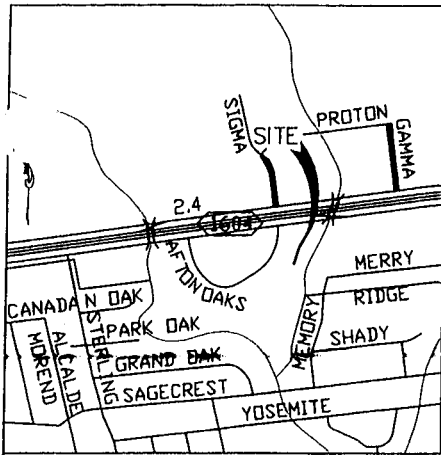
Project: S-4931

All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds

THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.

S:\S-4931(AFTON-OAKS)\TEXT\Perm Esmt 2A.doc

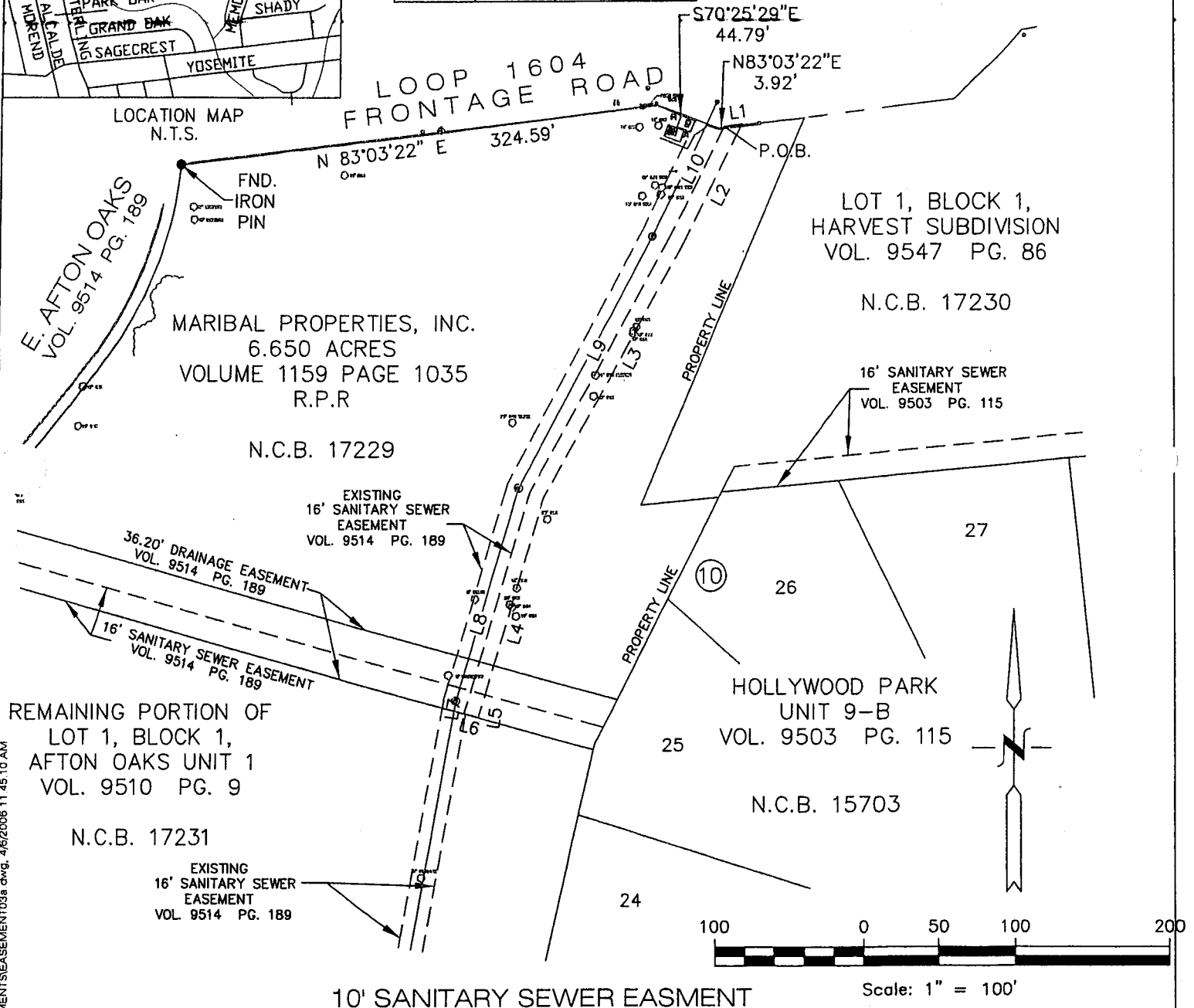


LINE TABLE		
LINE	LENGTH	BEARING
L1	12.04	N83°03'22"E
L2	92.74	S26°55'26"W
L3	188.22	S29°12'52"W
L4	150.29	S16°41'03"W
L5	1.25	S09°35'34"W
L6	10.05	N74°33'07"W
L7	0.84	N09°35'34"E
L8	152.01	N16°41'03"E
L9	189.12	N29°12'52"E
L10	85.83	N26°55'26"E

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT
PARCEL: P06-038P
JOB NO: 06-3501

BEARING SOURCE:
NAD83 STATE PLANE COORDINATES,
TEXAS SOUTH CENTRAL ZONE

LEGEND:
● = FOUND IRON PIN
○ = TREE



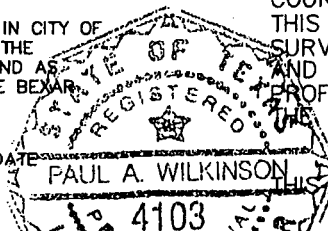
10' SANITARY SEWER EASMENT

PLAT SHOWING:

BEING 4,301 SQ. FT. TRACT OF LAND SITUATED IN CITY OF AN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE MARIBAL PROPERTIES, INC. 6.650 ACRES OF LAND AS RECORDED IN VOLUME 1159, PAGE 1035, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

STATE OF TEXAS
COUNTY OF BEXAR
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.



5TH DAY OF APRIL 2006 A.D.

PROJECT: AFTON OAKS 12" SANITARY SEWER
FORCE MAIN REPLACEMENT

PARCEL NO.: P06-038T

SAWS JOB: 06-3501

A metes and bounds description of a 4,349 sq. ft. tract of land situated in the City of San Antonio, Bexar County, Texas, out of the Maribal Properties, Inc. 6.650 acres as recorded in Volume 1159, Page 1035, of the Bexar County Real Property Records:

Beginning at the northwest corner of the herein described tract, said corner also being a point along the north line of the 6.650 acre tract and a point along the south right-of-way line of Loop 1604 and being N83°03'22" E 324.59 feet; S 70°25'29" E 44.79 feet and N 83°03'22" E 15.96 feet from an iron rod found for the point of intersection of the south right-of-way of loop 1604 and the east right-of-way of Afton Oaks;

Thence N 83°03'22" E 12.04 feet along the north line of the herein described tract, along the south right-of-way of Loop 1604 and along the north line of said 6.650 acre tract to the northeast corner of the herein described tract;

Thence along the east line of the herein described tract as follows:

S 26° 55' 26" W, 99.65 feet,

S 29° 12' 52" W, 187.32 feet,

S 16° 41' 03" W, 148.57 feet, and

S 09° 35' 34" W, 1.65 feet, to the southeast corner of the herein described tract, said corner also being a point along the south line of the 6.650 acre tract and a point along the north line of Lot 1, Block 1, Afton Oaks Unit 1, as recorded in Volume 9510, Page 9, of the Bexar County Plat Records:

Thence N 74° 33' 07" W, 10.05 feet, along the south line of the herein described tract, along the south line of the 6.650 acre tract and along the north line of Lot 1, Block 1 to the southwest corner of the herein described tract;

Thence along the west line of the herein described tract and along the east line of an existing 16' sanitary sewer easement as follows:

N 09° 35' 34" E, 1.25 feet,

N 16° 41' 03" E, 150.29 feet,

N 29° 12' 52" E, 188.22 feet, and

N 26° 55' 26" E, 92.74 feet, to the point of beginning containing 4,349 sq. ft. of land.

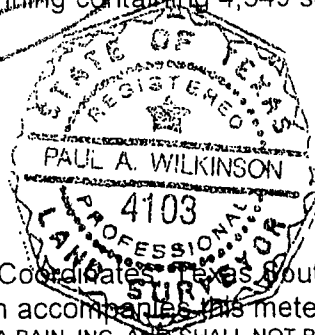

Paul A. Wilkinson, R.P.L.S.

Project: S-4931

All bearings are based on NAD 83 State Plane Coordinates, Texas South Central Zone

A corresponding survey plat of even date herein accompanies this metes & bounds
THIS METES & BOUNDS IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY
PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN
MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS METES & BOUNDS FOR ANY
PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS METES & BOUNDS. ALL RIGHTS
RESERVED. COPYRIGHT 2006. BAIN MEDINA BAIN, INC.

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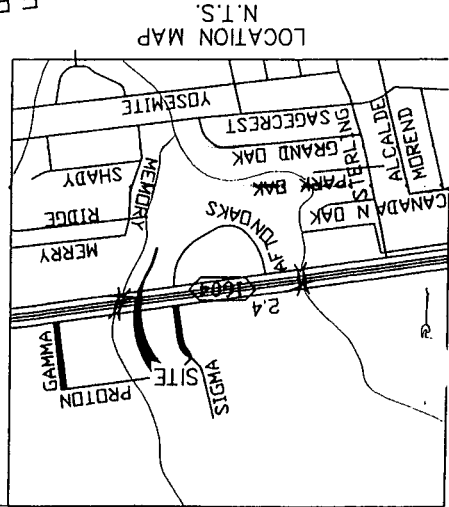


PROJECT: AFTON OAKS 12" SANITARY SEWER
 FORCE MAIN REPLACEMENT
 PARCEL: P06-0381
 JOB NO: 06-3501

BEARING SOURCE:
 NAD83 STATE PLANE COORDINATES,
 TEXAS SOUTH CENTRAL ZONE

LEGEND:
 ● = FOUND IRON RPIN
 ○ = TREE

LINE	LENGTH	BEARING
L1	12.04	N83°03'22"E
L2	99.65	S26°55'26"W
L3	187.32	S29°12'52"W
L4	148.57	S16°41'03"W
L5	1.65	S09°35'34"W
L6	10.05	N74°33'07"W
L7	1.25	N09°35'34"E
L8	150.29	N16°41'03"E
L9	188.22	N29°12'52"E
L10	92.74	N26°55'26"E



LOT 1, BLOCK 1,
 HARVEST SUBDIVISION
 VOL. 9547 PG. 86
 N.C.B. 17230

16" SANITARY SEWER
 EASEMENT
 VOL. 9503 PG. 115

MARIBAL PROPERTIES, INC.
 6.650 ACRES
 VOLUME 1159 PAGE 1035
 R.P.R.

N.C.B. 17229

EXISTING
 16" SANITARY SEWER
 EASEMENT
 VOL. 9514 PG. 189

36.20' DRAINAGE EASEMENT
 VOL. 9514 PG. 189

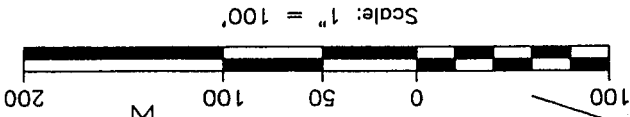
16" SANITARY SEWER EASEMENT
 VOL. 9514 PG. 189

REMAINING PORTION OF
 LOT 1, BLOCK 1,
 AFTON OAKS UNIT 1
 VOL. 9510 PG. 9

N.C.B. 17231

EXISTING
 16" SANITARY SEWER
 EASEMENT
 VOL. 9514 PG. 189

TEMPORARY CONSTRUCTION EASEMENT



PLAT SHOWING:

BEING 4.349 SQ. FT. TRACT OF LAND SITUATED IN CITY OF
 N. ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE
 MARIBAL PROPERTIES, INC. 6.650 ACRES OF LAND AS
 RECORDED IN VOLUME 1159, PAGE 1035, OF THE BEXAR
 COUNTY REAL PROPERTY RECORDS.
 THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
 SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
 AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE
 PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

STATE OF TEXAS
 COUNTY OF BEXAR

A METES AND BOUNDS DESCRIPTION OF EVEN DATE
 ACCOMPANIES THIS SURVEY PLAT.
 PAUL A. WILKINSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 41102
 APRIL 2006 A.D.